072.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	994,000 / 994,000
					USE VALUE:	994,000 / 994,000
					ASSESSED:	994,000 / 994,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
282		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RYAN PHILIP P & GWENDOLYN W
Owner 2:	TRS/ PHILIP P RYAN TRUST
Owner 3:	GWENDOLYN WILLIAMS RYAN TRUST
Street 1:	282 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RYAN PHILIP P & GWENDOLYN W -
Owner 2:	-
Street 1:	282 MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 14,516 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1959, having primarily Aluminum Exterior and 2927 Square Feet, with 1 Unit, 0 Bath, 3 3/4 Baths, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14516.000	455,000		539,000	994,000
Total Card	0.333	455,000		539,000	994,000
Total Parcel	0.333	455,000		539,000	994,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.60 | /Parcel: 339.6

Legal Description

User Acct 45891

GIS Ref

GIS Ref

Insp Date 12/11/08

Entered Lot Size

Total Land:

Land Unit Type:

!6107!

PREVIOUS ASSESSMENT

Parcel ID 072.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	455,200	0	14,516.	539,000	994,200	994,200	Year End Roll	12/18/2019
2019	101	FV	347,100	0	14,516.	500,500	847,600	847,600	Year End Roll	1/3/2019
2018	101	FV	347,100	0	14,516.	500,500	847,600	847,600	Year End Roll	12/20/2017
2017	101	FV	347,100	0	14,516.	438,900	786,000	786,000	Year End Roll	1/3/2017
2016	101	FV	347,100	0	14,516.	400,400	747,500	747,500	Year End	1/4/2016
2015	101	FV	329,300	0	14,516.	354,200	683,500	683,500	Year End Roll	12/11/2014
2014	101	FV	329,300	0	14,516.	334,900	664,200	664,200	Year End Roll	12/16/2013
2013	101	FV	329,300	0	14,516.	318,800	648,100	648,100		12/13/2012

PRINT

Date	Time
12/10/20	20:55:04

LAST REV

Date	Time
03/02/19	16:01:39

apro

6107

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RYAN PHILIP P &	71388-337	1	7/30/2018	Convenience	99	No	No		
RYAN PHILLIP P/	66911-119		3/10/2016	Convenience	1	No	No		
CHUNG SHAN	49739-43		7/6/2007	Family	1	No	No		
SIRVA RELOCATIO	49739-45		7/2/2007		632,000	No	No		
BUZZOTTA CARMEL	24022-350		12/2/1993		205,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/24/2015	725	Siding	21,000					Install siding.
12/4/2013	1768	Re-Roof	10,000	C				
11/14/2013	1683	Solar Pa	56,127	C				
7/16/2010	836	Redo Bat	5,000					PARTIAL BATH REDO
7/15/2008	778	Redo Bat	6,800	C				
7/12/2002	557	Att. Gar	30,000	C		G4	GR FY04	NEW 3 CAR ATTACHED
10/24/2001	789	Alterati	8,000	C				REPLACE SHEET ROCK

ACTIVITY INFORMATION

Date	Result	By	Name
2/6/2014	Info Fm Prmt	EMK	Ellen K
12/31/2013	Info Fm Prmt	EMK	Ellen K
12/11/2008	Meas/Inspect	336	PATRIOT
12/3/2008	MLS	MM	Mary M
11/8/2000	Hearing N/C	189	PATRIOT
11/9/1999	Inspected	267	PATRIOT
11/3/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
7/28/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	45891
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14516		Sq. Ft.	Site		0	70.	0.53	12			Med. Tr	-10					538,956						539,000	

Total AC/HA: 0.33324 | Total SF/SM: 14516 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 538,956 | Spl Credit | Total: 539,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth	1	Rating:	Very Good
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.00872910
Const Adj.:	0.98990101
Adj $ / SQ:	129.810
Other Features:	121000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	558999
Depreciation:	103974
Depreciated Total:	455025

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:					HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

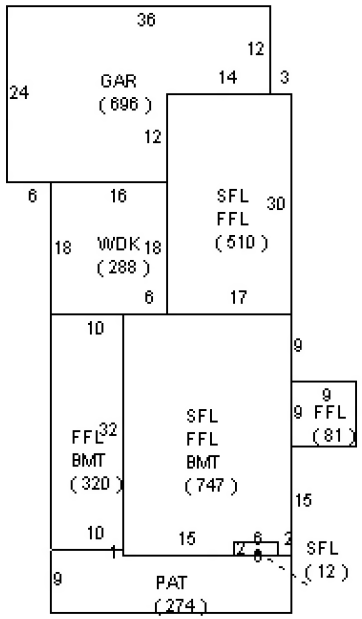
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	129.81
Special Features:	0	Val/Su Net:	86.63
Final Total:	455000	Val/Su SzAd	155.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,658	129.810	215,226
SFL	Second Floor	1,269	129.810	164,729
BMT	Basement	1,067	38.940	41,552
GAR	Garage	696	18.400	12,809
WDK	Deck	288	9.380	2,700
PAT	Patio	274	3.580	981

Net Sketched Area:	5,252			Total:	437,997
Size Ad	2927	Gross Are	5252	FinArea	2927

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

072.0-0006-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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